

Doc. No 4677
11/7/85

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL RR-112
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Mary Reed has expressed an interest in and/or has submitted a satisfactory proposal for the development of Disposition Parcel RR-112 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mary Reed be and hereby is finally designated as Redeveloper of Parcel RR-112 in the South End Urban Renewal Area.
2. That it is hereby determined that Mary Reed possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Mary Reed for the development of Parcel RR-112 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

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6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel RR-112 to Mary Reed, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: MARY L. REEDb. Address and ZIP Code of Redeveloper: 20 CHERRYWOOD DR. SToughton, MA 02072

c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

(Name of Local Public Agency)

in Boston Redevelopment Authority
(Name of Urban Renewal or Redevelopment Project Area)in the City of Boston, State of MASS
is described as follows²Land 380 Columbus Ave, Boston, Ma3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of INDIVIDUAL:☐ A corporation.☐ A nonprofit or charitable institution or corporation.☐ A partnership known as☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☒ Other (explain) INDIVIDUAL4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: N/A5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: N/A¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹. *N/A*
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body. *N/A*
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest. *N/A*
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest. *N/A*
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above: *N/A*

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation. \$ *239,000*
- d. Cost per dwelling unit of any residential rehabilitation *\$9,000 (appr.)* \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
<i>4 apt.</i>	<i>\$ appr 750.00 per month.</i>	<i>\$ n/a</i>

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

n/a

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

n/a

CERTIFICATION

I (We)¹

Mary L. Reed

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: *Oct 12, 1985*

Dated: _____

Mary L. Reed
Signature

Signature

Redeveloper
Title

Title

20 Cherrywood St. Gaithersburg MD 20878
Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, known to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

MEMORANDUM

November 7, 1985

TO: Boston Redevelopment Authority and
Stephen Coyle, Director

FROM: Ricardo Millett, Assistant Director For Community
Planning
Maria Faria, Project Coordinator

SUBJECT: South End Urban Renewal Area, Project No. Mass. R-56
Final Designation of Redeveloper of Re-use Parcel
RR-112/380 Columbus Avenue.

SUMMARY: This memorandum requests that the Authority finally designate Mary Reed, Louise McIntosh's niece, as redeveloper of 380 Columbus Avenue in the South End Urban Renewal Area.

On July 20, 1978, the late Mrs. Louise McIntosh was tentatively designated as redeveloper of Re-use Parcel RR-112 in the South End Urban Renewal Area, Project No. Mass. R-56. Parcel RR-112 is located at 380 Columbus Avenue, on the corner of the "Frankie O'Day Block," and consists of a four-story brick structure on approximately 1,420 square feet of land.

Mrs. Louise McIntosh had resided and operated the Southern Diner for many years at 378 Columbus Avenue. Her submitted proposal called for the rehabilitation of 380 Columbus Avenue into three residential units and a restaurant. During the planning stage of this project, Mrs. McIntosh's physical condition started to deteriorate and in June, 1984, she died.

Mary Reed, the niece of Mrs. McIntosh, has been extensively involved with the development of this property from the inception and has also participated in and assisted in all aspects of the development process. In a designated letter, the late Mrs. Louise McIntosh clearly expressed her desire to have Mary Reed, her niece, participate or be the recipient of Mrs. McIntosh's tentative designation as redeveloper of 380 Columbus Avenue.

Beginning in 1948, Mrs. Reed lived for some years with her grandmother, Mrs. Louise McIntosh's mother, at 378 Columbus Avenue while attending the Bancroft and Rice Schools. Due to Mrs. Reed's involvement in this project and the designated recipient, it is the consensus of the staff to recommend that Mrs. Reed be finally designated as the redeveloper of 380 Columbus Avenue. Mrs. Reed's proposal called for the development of 380 Columbus Avenue into four-residential units. Mrs. Mary Reed will be the owner-occupant in one of the units.

The Frankie O'Day Corporation is supporting this project as well as area residents in the South End.

The property will remain as rental units and not be converted into condominium ownership for a period of at least fifteen years from the issuance of the Certificate of Completion. In the event 380 Columbus Avenue is converted into condominium ownership or sold prior to the seven years, Mrs. Reed has agreed to enter into an agreement with the Authority whereby she will make one payment to the Authority based upon the gross initial sales price of the building.

The total development cost has been estimated at \$252,200.00. According to the financial information provided, it has been indicated that Mrs. Mary Reed has a firm financial commitment of \$235,000.00 from the Bank of Boston Mortgage for construction/permanent mortgage. The remaining development cost will be from Mrs. Reed's personal funds.

Also, in compliance with all aspects and specifications of the Urban Renewal Plan, Mrs. Mary Reed's submitted drawings have been reviewed and approved by the Authority's Design Department.

It is, therefore, recommended that the Authority finally designate Mrs. Mary Reed as redeveloper of Re-use Parcel RR-112 in the South End Urban Renewal Area.

An Appropriate Resolution is attached.

